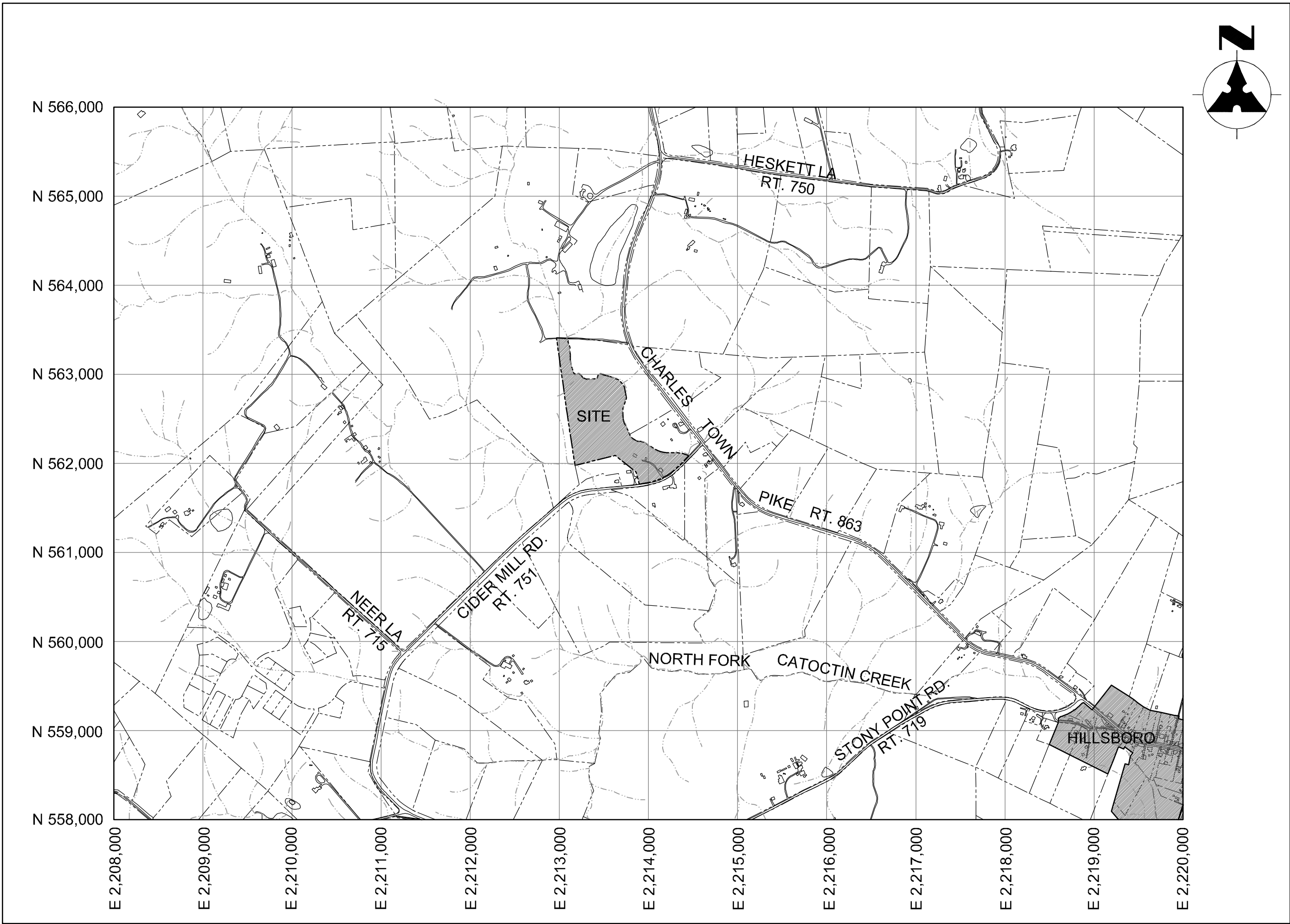


Cider Mill Property
General Notes

1. The subject site area (Property) is located on Loudoun County Tax Map 15 Parcel 25 (MCPI 548-10-4925), in the AR-1 Zoning District under the Revised 1993 Zoning Ordinance and is subject to the FOD-Floodplain Overlay District (ZO Section 4-1500) and the Scenic Creek Valley Buffer (ZO Section 5-1000). The property is in the name of Cerberus Farms, LLC as recorded at Instrument ID: 200505310055090, within the land records of Loudoun County.
2. Other applications related to this property include ZCOR-2005-0065, PSUB-2005-0087, WAIV-2006-0001, STPL-2006-0021, ZCOR-2007-0301, and PRAP-2007-0115.
3. The total area of the Property is 20.97 acres +/-, and the entire parcel is subject to the Special Exception (SPEX) application. The current use on the site is single family detached.
4. This SPEX application is to allow an **indoor/outdoor** kennel use, per section 2-102 and the additional regulations as outlined in section 5-606 of the Revised 1993 Loudoun County Zoning Ordinance. In addition, the Performance Standards and performance standard measurements shall be made as provided in Section 5-1500 of the Revised 1993 Zoning Ordinance.
5. The number of dogs that will be allowed on the property at any given one time will be **no more than 40**, and the number of trainers/handlers occupying the single family residence at any given one time will be no more than 6.
6. Boundary information has been compiled from a field run survey by PHR&A dated January 19, 2006 as related to the National Geodetic Vertical Datum of 1929. This SPEX has been prepared without the benefit of a title report.
- 7.The Property lies completely within the jurisdiction of Loudoun County, and is currently in the Blue Ridge Election District.
8. The subject site is not within the Airport Impact Overlay District (AI).
9. Base information shown on the SPEX Plat is based on Loudoun County Office of Mapping and Geographic Information digital data, as well as a field run survey by PHR&A dated January 19, 2006 as related to the National Geodetic Vertical Datum of 1929. The contour interval is 2 feet.
10. The subject site does contain Class III and/or Class IV Soils and Moderately Steep Slopes, per the approved Preliminary Soils Review Investigation and Report as prepared by Alex Blackburn, CPSS and Ryan R. Reed, CPSS, dated December 29, 2005.
11. The site does contain Major Floodplain and predicted wetlands from the Floodplain Map of Loudoun County and available GIS data. The wetland information is preliminary and subject to change pending verification by the Corps at site plan stage, in accordance with Section 7.500A2 of the Facilities Standards Manual. All applicable state and federal permits shall be obtained prior to disturbances within jurisdictional waters and wetlands.
12. The soils delineation is taken from available GIS data from the Loudoun County Office of Mapping and Geographic Information (PCT #516,517,548,549), with descriptions as identified by the Interpretive Guide to Soils Maps, Loudoun County, Virginia.
13. No buildings are to be removed from this Property.
14. There are no known existing fuel, fuel storage, and/or hazardous/toxic substances within the area of this special exception. However, hazardous materials including drugs and explosives will be on the site to be used with training the dogs. DEA and ATF permit letters will be provided under separate cover.
15. The buffer and screening requirements of Section 5-1400 and additional regulations as outlined in section 5-653(A) and 5-653(B) shall be applicable. The general location of plant material and buffer yards have been shown on sheet 4 of the special exception application. However, specific plant species, locations of plant material and buffer yard requirements will be further outlined during the site plan process.
16. The site will be served by an existing well and drainfield. Animal waste is to be bagged and hauled per applicant.
17. All future improvements and site design for this Property are to be constructed in accordance with federal, state, and Loudoun County requirements. The approval of the SPEX shall in no way relieve the owners of complying with other applicable local, state and federal requirements.
18. There are no known federal/state permits or conditions that would limit the development of this site.
19. The locations and dimensions of improvements shown hereon are conceptual in nature and are subject to minor modifications based on final engineering.
20. Signage will comply with Section 5-1200 of the Revised 1993 Zoning Ordinance and Section 4.800 of the Facilities Standards Manual. All handicapped spaces shall have an above-grade identification sign that meets the Americans with Disabilities Act (ADA) of 1990, as amended.
21. All lighting will conform to Section 5-652(A) and Section 5-1504 of the Revised 1993 Zoning Ordinance.
22. The entrance / exit from the state-maintained road shall be clearly delineated, shall provide safe ingress and egress from the existing road.
23. There are no significant archeological, natural, historical features, landmarks, or graves on this property.
24. No evergreen trees greater than 14" or deciduous trees greater than 22" are located within the proposed limits of clearing and grading.

OWNER
Cerberus Farms, LLC
c/o James Jacobson
14807 Cider Mill Rd.
Purcellville, VA 20132-2725

APPLICANT
Cerebus Farms, LLC
c/o Tim Tonsor
11781 Lee Jackson Highway, Suite 200
Farifax, Virginia 22033



Vicinity Map
Scale: 1" = 1,000

25. Zoning Requirements: (Section 2-103(A)):

- Minimum Lot Size:
Required Lot Size: 20 acres
Existing Lot Size: 20.97 acres +/-
- Minimum Lot Width:
Required Lot Width: 175 feet +/-
Provided Lot Width: 629 feet +/-
- Minimum Yards:
Required Yards: No structure shall be located within 25 feet of any property line or within 100 feet from the right-of-way of any arterial road, 75 feet from the right-of-way of any collector road, and 35 feet from any other road right-of-way, private access easement, and/or any prescriptive easement.
Provided Yards: 25' from all property lines other than Cider Mill Road
35' from Cider Mill Road
- Building Height:
Required Building Height: 35' maximum
Provided Building Height: 35' maximum
- Maximum Lot Coverage:
Required: 11%
Provided: less than 11%

26. Additional Regulations (Section 5-606):

- Dimensional Standards:
Required: An **outdoor** kennel shall be set back 100 feet from a lot line.
Provided: 100' minimum setback from the proposed kennel to any property line.
- Roads/Access: All kennels shall comply with the road access standards of Section 5-654.

There shall be no more than one point of access from a kennel to a public road. This requirement shall not preclude any additional access for emergency vehicles.
- Landscaping/Buffering/Screening: The use shall comply with the landscaping and screening standards of Section 5-653(A). Parking areas shall be screened to comply with the requirements of Section 5-653(B).
- Lighting: All exterior lighting shall comply with the standards of Section 5-652(A).
- Noise: The maximum allowable dB(A) level of impulsive sound emitted from the use, as measured at the property line, shall not exceed 55 dB(A).
- Parking:
Required: Parking and loading shall be provided as required by Section 5-1102

All parking areas serving the use shall use a dust-free surfacing material as provided in the Facilities Standard Manual.
- Off Street Parking Tabulations:
Required: 2 spaces for the existing single family detached dwelling
10 spaces for the kennel (2.5 spaces per 1,000 S.F. of open floor area)
12 total parking spaces required (1 of which is to be a handicap parking space)

Provided: 2 spaces for the existing single family detached dwelling
10 spaces for the kennel (2.5 spaces per 1,000 S.F. of open floor area)
12 total parking spaces required (1 of which is to be a handicap parking space)

Cider Mill Property

- Blue Ridge Election District
- Loudoun County, Virginia
- SPEX 2008- 0022
- Special Exception to allow a Kennel

SHEET INDEX:

1. Cover Sheet
2. Existing Conditions
3. Special Exception Plat
4. Landscape Exhibit
5. Exhibit Plat



NO.	DESCRIPTION	REV'SD	REV'WD	DATE
3	Third Referral Comments	TEAM	MWT	01/07/09
2	Second Referral Comments	TEAM	MWT	11/25/08
1	First Referral Comments	TEAM	MWT	10/15/08

REVISION BLOCK

Patton Harris Rust & Associates,pc
Engineers. Surveyors. Planners. Landscape Architects.

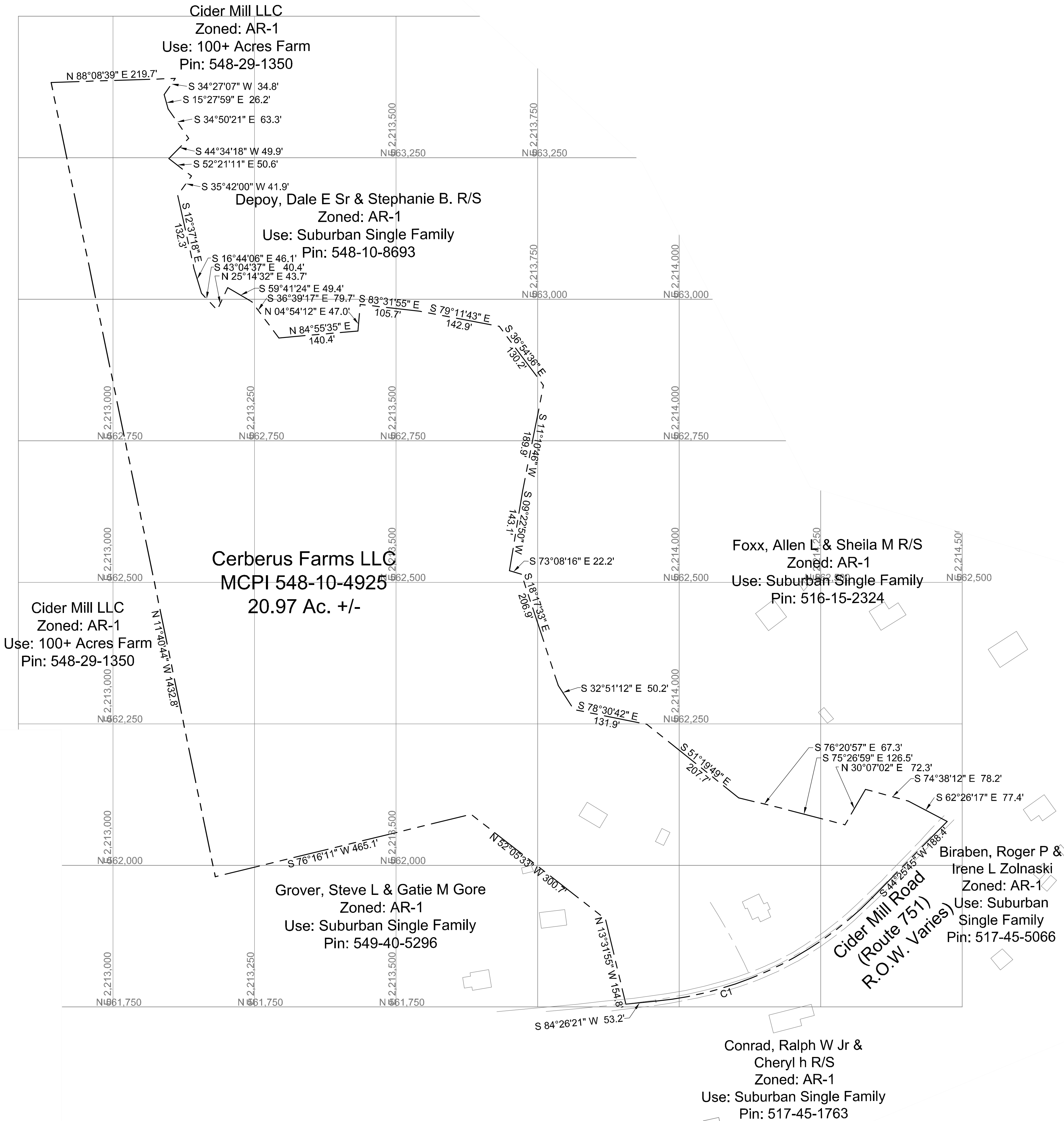


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July 2008
Revised 01-07-09

Sheet 1 of 5

Project Number: 13826-1-0



CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD
C1	432.83	619.83	225.66	40°00'36"	N64°26'03"E	424.09

3.	THIRD REFERRAL COUNTY COMMENTS	01/07/09	MWT	
2.	SECOND REFERRAL COUNTY COMMENTS	11/24/08	MWT	
1.	FIRST REFERRAL COUNTY COMMENTS	10/15/08	MWT	
NO.	DESCRIPTION	DATE	CHKD	
REVISION				



PROJECT

CIDER MILL PROPERTY

BLUE RIDGE ELECTION DISTRICT
LOUDOUN COUNTY, VA.

TITLE

EXHIBIT PLAT

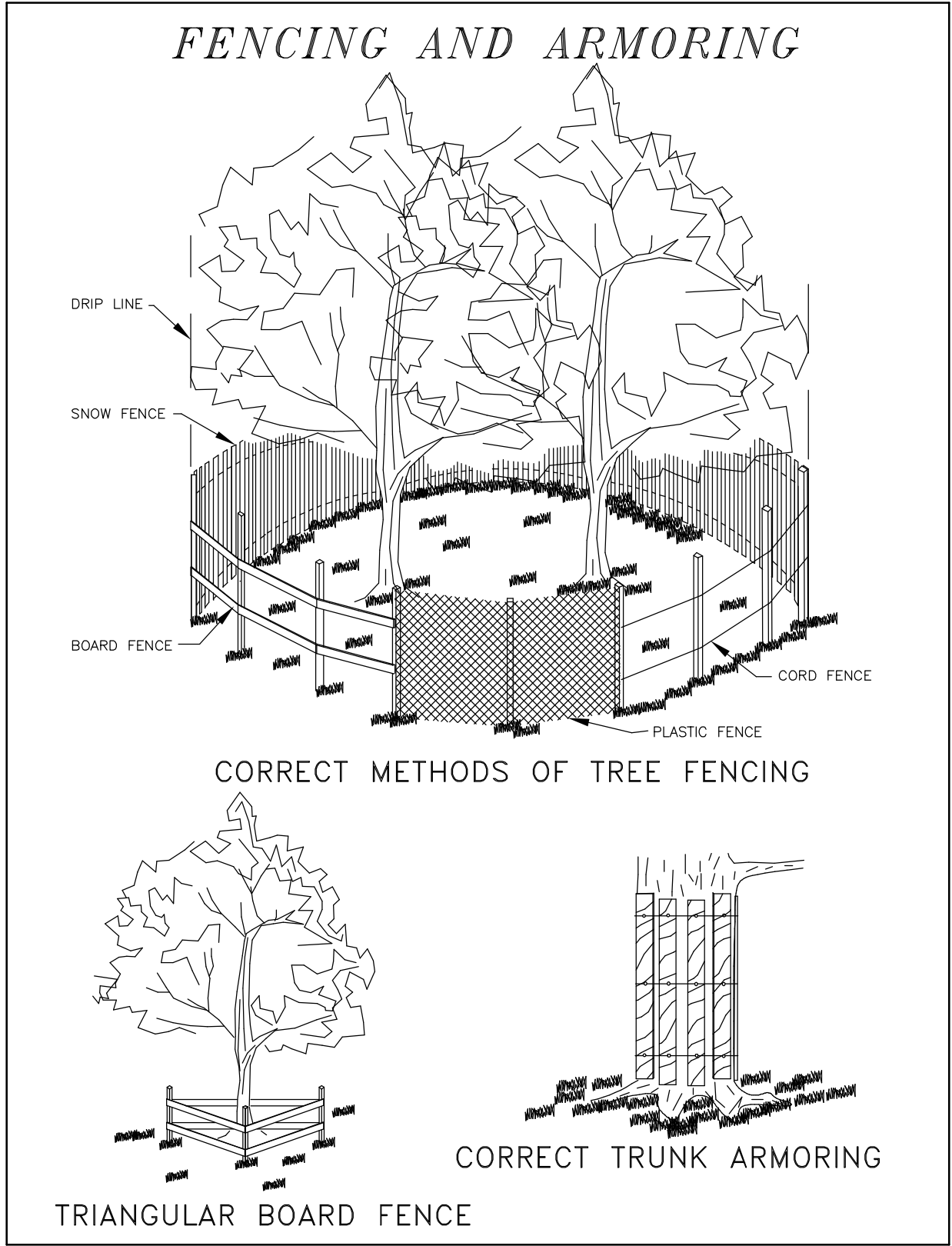
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PHR+A

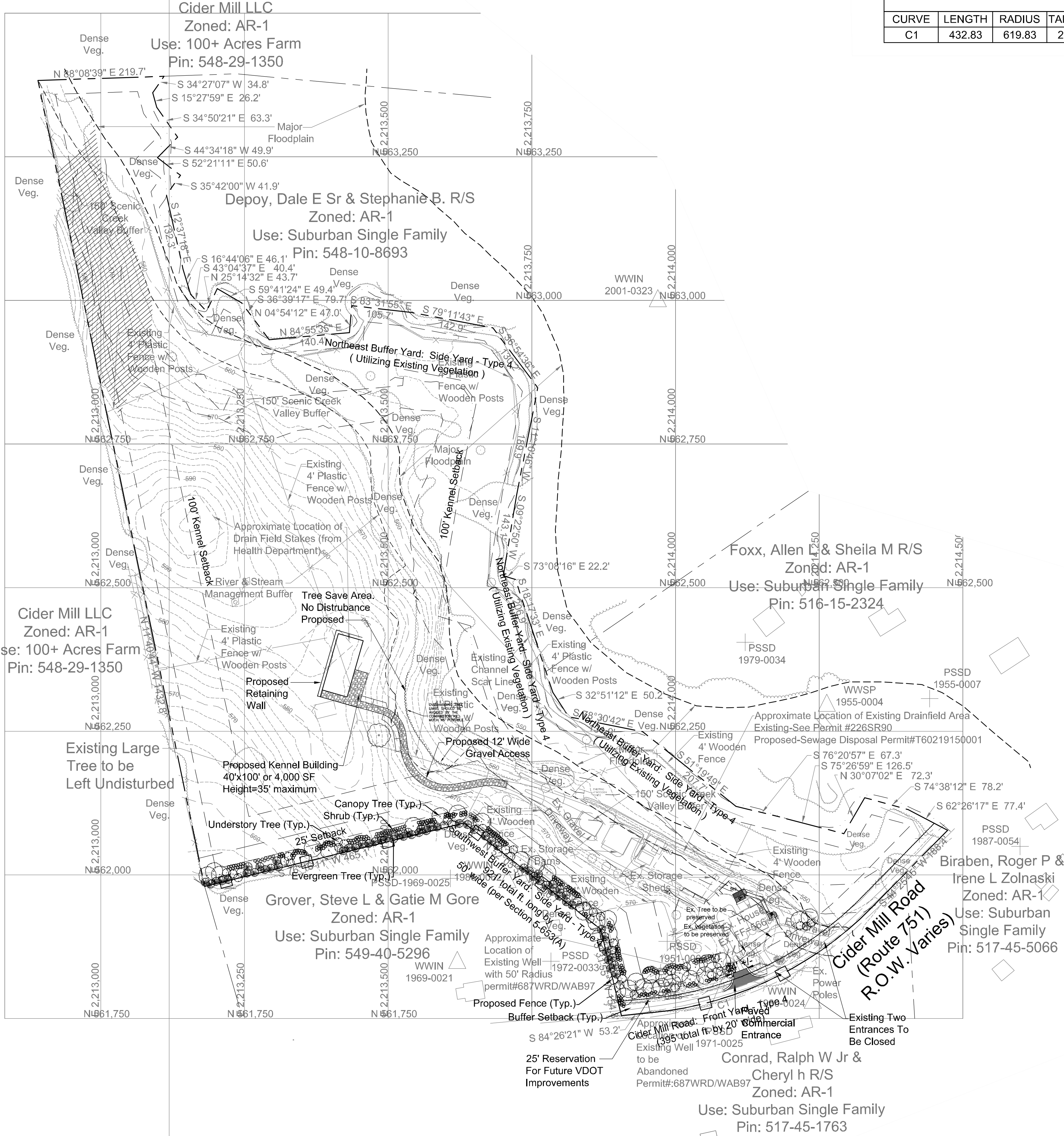
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DESIGN	TEAM	SURVEY	PHR+A
DRAWN	TEAM	DATE	FEBRUARY 2008
CHECKED	MWT	SCALE	1' = 100'
SHEET	5 OF 5	FILE NO.	13826-1-0

NOTE: The landscape plantings shown on this sheet are general in nature and are subject to change with the site plan application.



EXISTING CONDITIONS LEGEND:			
	Property Boundary - Special Exception Area		
	Adjacent Property Lines		
	Existing Treeline		
	Existing Major Floodplain		
	Scenic Creek Valley Buffer		
	Existing Water scarline		
	Existing Adjacent Well and permit number		
	Existing Adjacent Drainfield and permit number		
	Moderately Steep Slopes (15%-25% +)		
	Limits of Clearing and Grading (Subject to Final Engineering)		



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD
C1	432.83	619.83	225.66	40°00'36"	N64°26'03"E	424.09

Date: Jan 07, 2009, 11:16am User ID: Thomas
File: P:\Project\13826\1--0\Planning\Plans\SP\EX-13826-1-0.dwg

NO.	DESCRIPTION	DATE	CHKD
3.	THIRD REFERRAL COUNTY COMMENTS	01/07/09	MWT
2.	SECOND REFERRAL COUNTY COMMENTS	11/24/08	MWT
1.	FIRST REFERRAL COUNTY COMMENTS	10/15/08	MWT
NO.	REVISION	DATE	CHKD



PROJECT	CIDER MILL PROPERTY
	BLUE RIDGE ELECTION DISTRICT
	LOUDOUN COUNTY, VA.

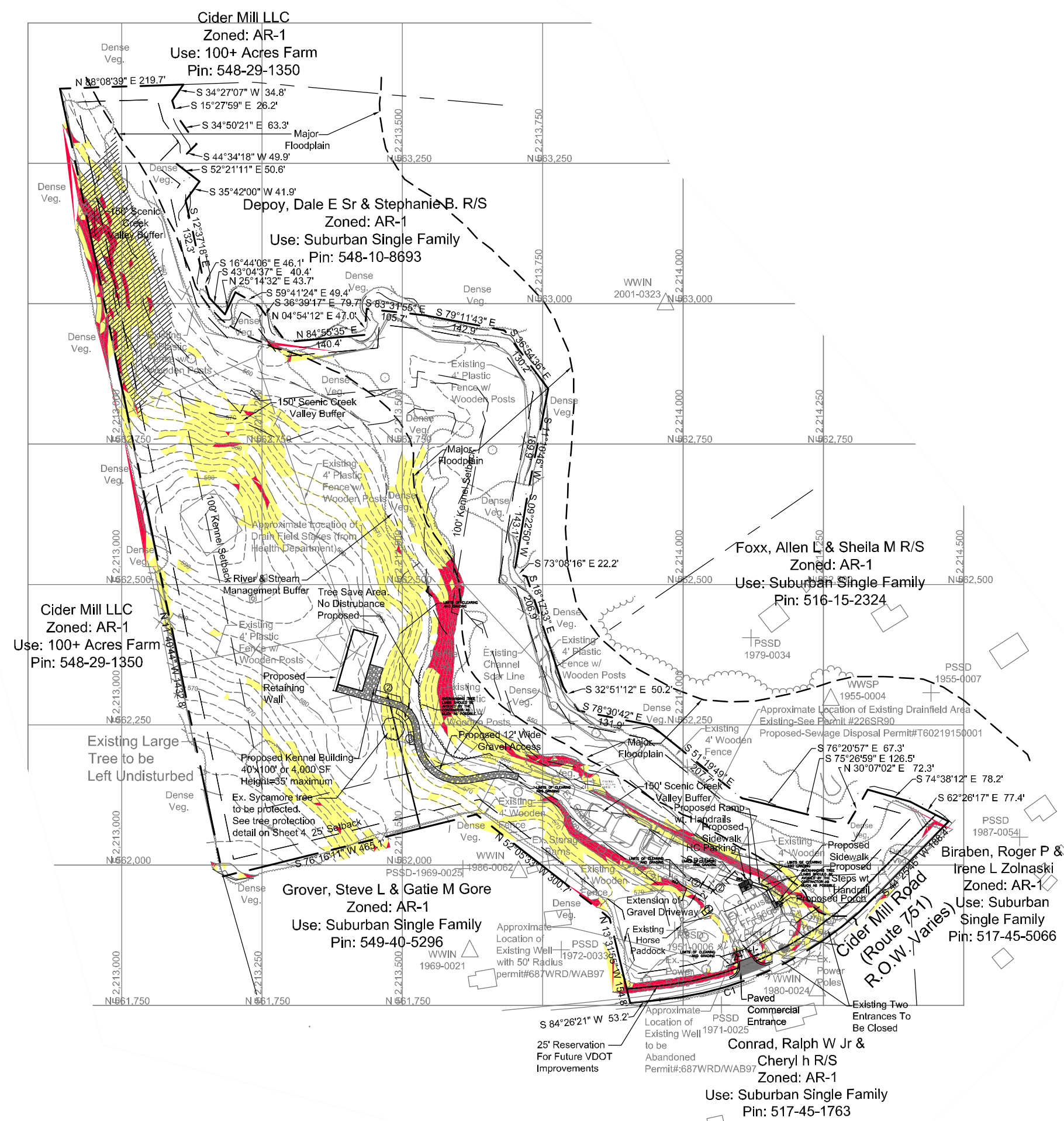
TITLE	LANDSCAPE EXHIBIT
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Engineers. Surveyors. Planners. Landscape Architects.

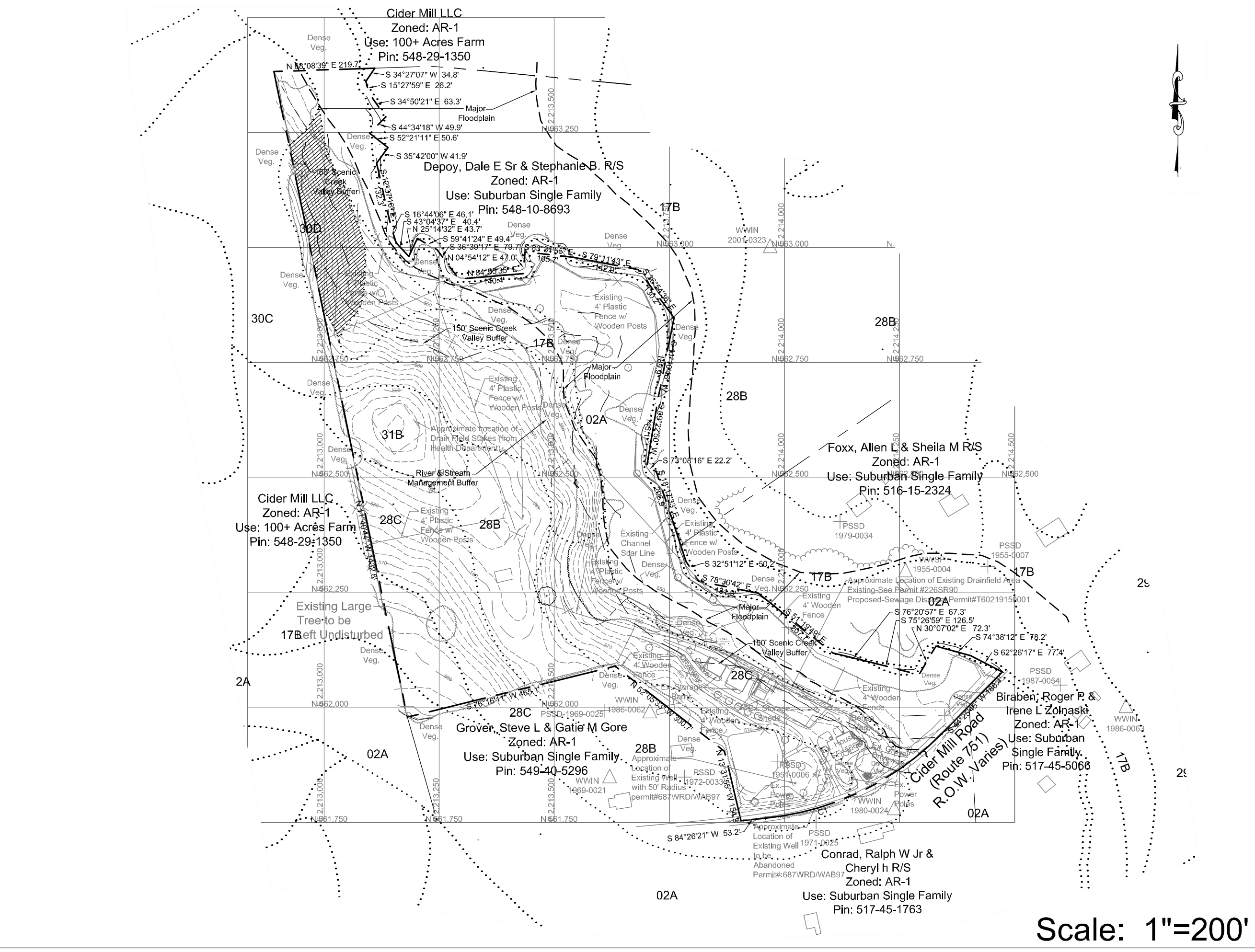
PHRA

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DESIGN	TEAM	SURVEY	PHR+A
DRAWN	TEAM	DATE	July 2008
CHECKED	MWT	SCALE	1" = 100'
SHEET	4 OF 5	FILE NO.	13826-1-0



DESIGN	TEAM	SURVEY	PHR+A
DRAWN	TEAM	DATE	July 2008
CHECKED	MWT	SCALE	As Noted
SHEET	3 OF 5	FILE NO.	13826-1-0



CIDER MILL PROPERTY - COVER TYPE DESCRIPTION

SIDE / SOUTHWEST YARD
Stocking levels for the "side yard" of the Cider Mill property, is largely dominated by Black Walnut (*Juglins nigra*), Green Ash (*Fraxinus pennsylvanica*), various Oak (*Quercus*) species, *Sassafras* (*Sassafras albidum*) and *White Mulberry* (*Morus alba*) . The Green Ash, Black Walnut, and Oaks are classified as Canopy Trees. *Sassafras* and *Mulberry* are classified as Understory.

Stock density shall maintain minimum buffer requirement as per Section 5-1414 B(4) Buffer Yard Type 4 (County Zoning Ordinance). The existing stand is well stocked. The existing stock consists of uneven-aged stands, a mixture of species and ages of vegetation. Existing trees shall not be removed or destroyed and any new plantings to be added to the stand should continue to be spaced irregularly to maintain the natural look of the buffer.

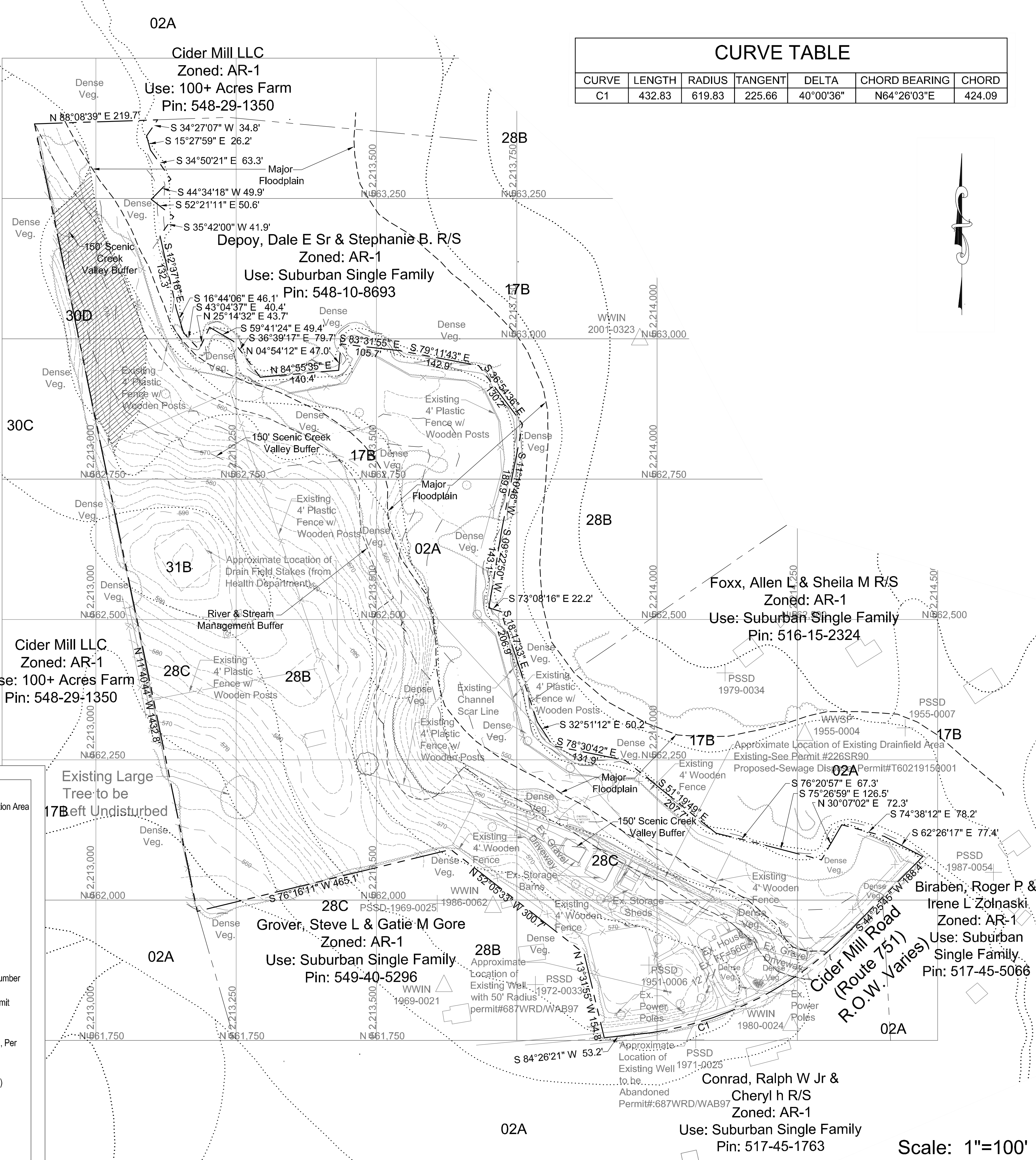
In total, the existing canopy stock meets the intent of the side yard buffer requirements. The general health and vigor of the canopy cover is good. Growth of the canopy is occurring at a rapid pace, growing leggy, tall specimens with full canopies. Within this class, the calipers of the tree average 15-18 inches.

Understory cover along the 'side yard' of the Cider Mill property, within the project limits, is dominated by *Sassafras* (*Sassafras albidum*) and *White Mulberry* (*Morus alba*) . The existing stocking meets requirements of the understory vegetation in the buffer as per Section 5-1414 B(4) Buffer Yard Type 4 (County Zoning Ordinance).

The stand structure for the side yard is currently in a secondary growth period, therefore, have more open space between the large trees with denser areas of understory growth. Therefore, plants are thinning on the lower trunks allowing *Sassafras* and *Mulberry* and other secondary species to fill in as understory brush at a fast rate. The ground cover is primarily composed of various grasses.

KEY	NAME	TYP. SLOPE	GEN. DEVELOPMENT CENTRAL WATER & SEWER/DEPTH TO ROCK CLASS	CONVENTIONAL SEPTIC TANK DRAIN FIELDS CLASS	AGRICULTURAL FORESTRY & HORTICULTURAL CLASS	PERMEABILITY (K FACTOR)
02A	CODOROUS SILT LOAM	0–3%	CLASS IV F	CLASS IV	CLASS II	VERY DEEP, MODERATELY WELL DRAINED BROWN AND MOTTLED BROWN AND GRAY SILTY SOILS WITH SEASONAL WATER TABLES ON LEVEL TERRACE POSITIONS IN THE FLOOD PLAIN; DEVELOPED IN ALLUVIUM OF MICA-BEARING SOILS DERIVED FROM CRYSTALLINE ROCK
17B	MIDDLEBURG SILT LOAM	1–7%	CLASS III W	CLASS IV	CLASS I	VERY DEEP, WELL DRAINED YELLOWISH BROWN TO BROWN LOAMY SOILS WITH INTERMITTENT SEASONAL WATER TABLES IN CONCAVE UPLAND POSITIONS (SWALES); DEVELOPED IN RECENT COLLUVIUM OF SOILS DERIVED FROM MIXED ACID AND BASIC ROCK
28B	EUBANKS LOAM	2–7%	CLASS I	CLASS I	CLASS I	VERY DEEP, WELL DRAINED REDDISH-YELLOW TO RED LOAMY SOILS ON UNDULATING AND GENTLY SLOPING UPLANDS; DEVELOPED IN RESIDUUM WEATHERED FROM MIXED GNEISS, METADIABASE AND OTHER METAMORPHOSED GRANITIC ROCKS
28C	EUBANKS LOAM	7–15%	CLASS I	CLASS I	CLASS III	VERY DEEP, WELL DRAINED REDDISH-YELLOW TO RED LOAMY SOILS ON UNDULATING AND GENTLY SLOPING UPLANDS; DEVELOPED IN STONY RESIDUUM WEATHERED FROM MIXED GNEISS, METADIABASE AND OTHER METAMORPHOSED GRANITIC ROCKS
30C	TANKERVILLE AND PHILMONT SOILS	7–15%	CLASS II R	CLASS II	CLASS II	COMPLEX OF MODERATELY DEEP WELL DRAINED, YELLOWISH-BROWN LOAMY TANKERVILLE SOILS AND VERY DEEP, WELL DRAINED YELLOWISH-BROWN LOAMY PHILMONT ON CONVEX UPLAND SIDESLOPES; DEVELOPED IN RESIDUUM WEATHERED FROM COARSE GRAINED GRANITE GNEISS
30D	TANKERVILLE AND PHILMONT SOILS	15–25%	CLASS II R	CLASS II	CLASS II	COMPLEX OF MODERATELY DEEP WELL DRAINED, YELLOWISH-BROWN LOAMY TANKERVILLE SOILS AND VERY DEEP, WELL DRAINED YELLOWISH-BROWN LOAMY PHILMONT ON CONVEX UPLAND SIDESLOPES; DEVELOPED IN RESIDUUM WEATHERED FROM COARSE GRAINED GRANITE GNEISS
31B	PHILMONT AND TANKERVILLE SOILS	2–7%	CLASS I	CLASS I	CLASS I	COMPLEX OF VERY DEEP, WELL DRAINED YELLOWISH-BROWN LOAMY PHILMONT AND MODERATELY DEEP WELL DRAINED, YELLOWISH-BROWN TANKERVILLE SOILS ON CONVEX UPLAND POSITIONS; DEVELOPED IN RESIDUUM WEATHERED FROM COARSE GRAINED GRANITE GNEISS

EXISTING CONDITIONS LEGEND:	
	Property Boundary - Special Exception Area
	Adjacent Property Lines
	Existing Treeline
	Existing Major Floodplain
	Scenic Creek Valley Buffer
	Existing Water scarline
	Existing Adjacent Well and permit number
	Existing Adjacent Drainfield and permit number
	Existing Soil Information Description, Per Loudoun County Soil Survey
	Moderately Steep Slopes (15%-25%)



NO.	DESCRIPTION	DATE	CHKD
3.	THIRD REFERRAL COUNTY COMMENTS	01/07/09	MWT
2.	SECOND REFERRAL COUNTY COMMENTS	11/24/08	MWT
1.	FIRST REFERRAL COUNTY COMMENTS	10/15/08	MWT
NO.	REVISION		



PROJECT
CIDER MILL PROPERTY
BLUE RIDGE ELECTION DISTRICT LOUDOUN COUNTY, VA.

TITLE
EXISTING CONDITIONS

Patton Harris Rust & Associates,pc
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PHR+A

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DESIGN TEAM	SURVEY
TEAM	PHR+A
DRAWN TEAM	DATE
TEAM	July 2008
CHECKED MWT	SCALE
MWT	As Noted
SHEET 2 OF 5	FILE NO. 13826-1-0